



Timeline:

- In September of 2000, the Los Angeles County Board of Supervisors approved an ordinance permitting wineries to locate on agricultural parcels. Because these were the first wineries allowed to locate outside of industrial areas, the standards established in 2000 were designed to be restrictive, requiring full public hearings for all but the most limited types of small scale production.
- On June 10th 2008, the Board directed the Department of Regional Planning to re-visit the ordinance and consider changes intended to eliminate significant barriers for small businesses, at the request of the winery and vineyard owners of Los Angeles County.
- At the end of August of 2008 Regional Planning brought the finished "Winery Report: Evaluation of Current Zoning and Recommendations"* to the Board. The Board approved the report and ordered Regional Planning to draft an ordinance implementing the changes suggested.
- Since August 2008 we've been researching and writing the ordinance and preparing associated environmental documents. An internal draft was circulated at Regional Planning in late December. The revised draft is what we're bringing to you today.

** Copies of this report are available on the DRP Website at: <http://planning.lacounty.gov/correspondence> under 2008 Correspondence as "08/25/08 - Board Motion Reply: June 10, 2008, Item 8 – Regulations regarding wineries"*



Ordinance Objectives

Regional Planning was directed to amend our wineries regulations to "facilitate the development of small businesses while maintaining the quality of life for nearby residents" by the Board.

Additionally our department had the following goals:

- To recognize how important brand and location loyalty is for making small winegrowers competitive in the wine industry.
- To protect and enhance the remaining agricultural lands in the County.
- To better define and clarify the standards for education and sales to the public.
- To avoid regulating wineries more excessively than other agriculturally supportive uses, while remaining aware of the sensitivity of alcohol uses.



Ordinance Changes:

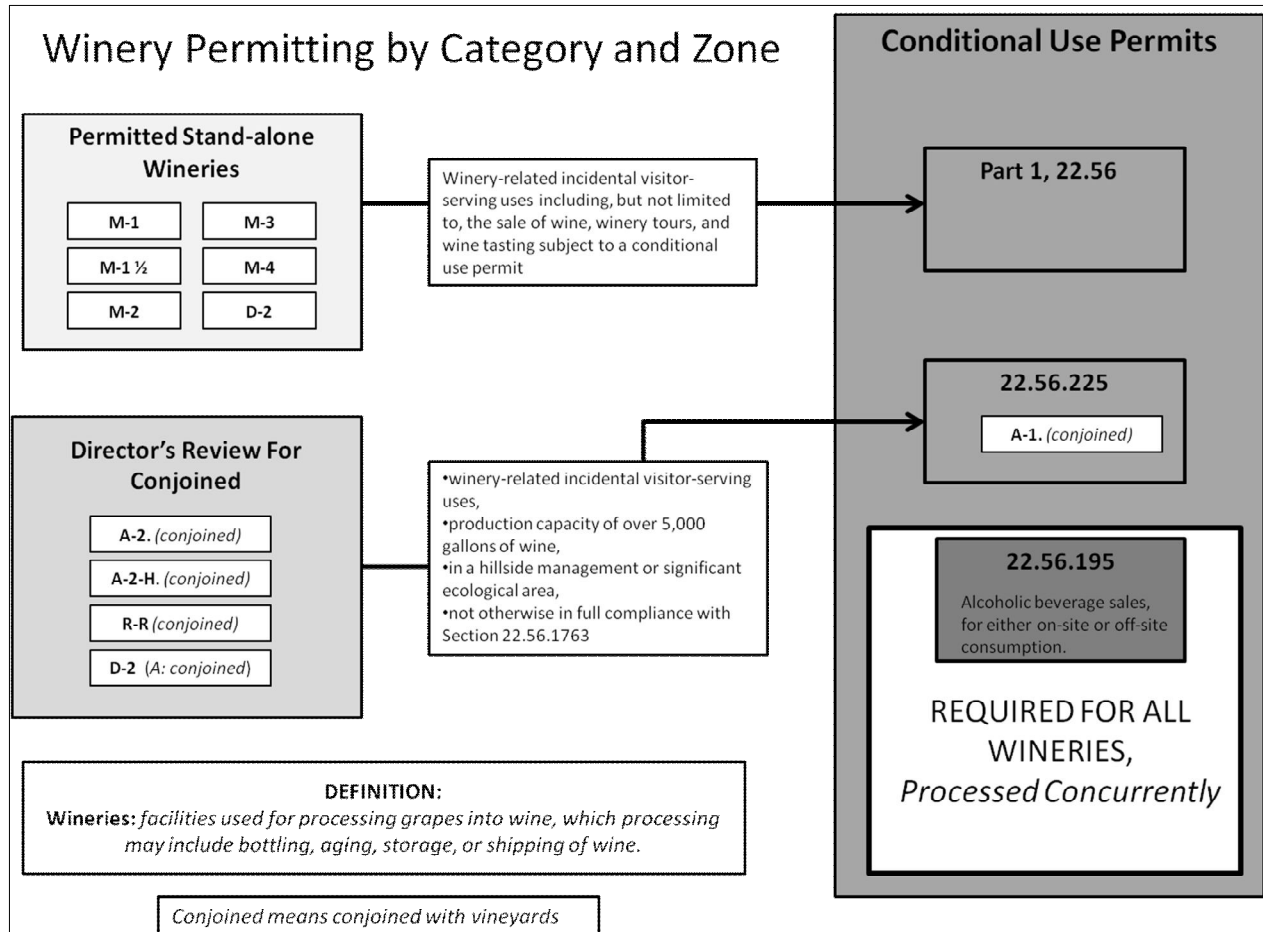
There are two types of changes in the draft ordinance:

- The first set is to the **process**: what is required for a winery application to be approved by our department.
- The second set is changes to the **standards**: the rules about what a winery is, how, and where it can operate.



Process Changes:

Current Winery Process:



Proposed Process:

<p>Permitted By Right:</p> <p>Winery: Agricultural</p> <ul style="list-style-type: none"> •Zones: A-2, A-2-H •Less than 5,000 cases per year •At least 2 acres of land (conjoined with wine crops), 25% slopes excluded. •Only 25% of a parcel of land for winery facility, up to 50,000 sq. feet <p>Winery: Industrial</p> <p>Zones: C-M, M-1, M-1½, M-2, M-3, M-4</p>	<p>Minor Use Permit</p> <p>Winery: Agricultural</p> <p>Additional Zone: A-1, A-2 & A-2-H, 5,000 cases or more</p> <p>Tasting Room</p> <ul style="list-style-type: none"> •Permitted in all zones wineries are allowed, located on the same lot as a winery. •ABC training for employees, •20% of Winery facilities or 10,000 square feet •Sales of farm products and merchandise require winery logo, no advertising on signs. •3 oz tastings. <p>Remote Tasting Room</p> <ul style="list-style-type: none"> •Commercial Zones (C-1, C-2, C-3 & C-M) •May offer invitation-only wine events (25/year) •Operate on a separate parcel from winery, but must be operated by a winery license holder. •In Ag. zones, no more than 15% of parcel or up to 15,000 feet, 50% minimum crop coverage. 	<p>Conditional Use Permit</p> <p>Remote Tasting Room</p> <ul style="list-style-type: none"> •Agricultural (A-1, A-2, A-2-H) <p>Required for any Wineries and Tasting Rooms that wish to exceed or modify the standards of the Minor Use Permit</p> <p>NOTE: ALL LISTED USES REQUIRE A TYPE 2 LICENSE FROM THE STATE ALCOHOL CONTROL BOARD, BUT WILL NOT REQUIRE A COUNTY ALCOHOL SALES CONDITIONAL USE PERMIT</p>
<p>Major Procedural Changes:</p> <ul style="list-style-type: none"> •More Allowed Wineries •No Director's Review •Minor Use Permit instead of CUP or Director's Review •Re-definition for Wineries •Establishment of a Tasting Room Definition •Creation of Stand-alone Tasting Rooms •Organized into separate chapter of the Code 		

Why we made these changes:

The Director's Review process, which did not require hearings with the Regional Planning Commission or the Board only applied to a very limited type of winery application. The full Conditional Use Permit tended to apply for nearly every agricultural winery, and all wineries with tasting rooms, and required a public hearing process which was expensive and time consuming.

In this draft, ordinance uses which would have required a full Conditional Use Permit have been placed in the category of a Minor Conditional Use Permit. We made this change because we feel the Minor Use Permit process combines the best of both worlds- it allows public notice and adds additional conditions where appropriate, but does not require public hearings unless concerns are raised by staff or the public.



Standards Changes:

Definition Changes:

Wineries: Type 02 license, facilities of production, grapes or other agricultural products (expands wine definition). May sell onsite to licensed wholesale and retail, may sell to public remotely (onsite visits for the public are considered tasting rooms).

Tasting rooms: tasting rooms are any facilities which offer sales, sampling, etc to the general public, operated in

Remote Tasting Rooms: any tasting room which isn't located on the same land as a winery.

Agricultural Wineries:

- Minimum lot size required: From 5 acres to 2 acres, excluding slopes over 25%
- Permitted in zones A-2 and A-2-H without requiring a permit .
- Production cap: Formerly 5,000 gallons for all agricultural and required a director's review. Now 5,000 cases (12,500 gallons), before requiring a permit.
- Additional language added to clarify that mobile bottling and crushing is permitted (previously not expressly allowed).
- Wineries not to occupy more than 25% of the land, or be greater than 50,000 square feet without getting a conditional use permit.

Industrial Wineries:

- No production caps

Tasting Rooms:

- Considered a separate use from winery, but needs to be operated by someone with a winery license, on the same site as the winery.
- Require an ABC approved responsible server training course for employees.
- 20% of winery area, up to 10,000 square feet.
- Three ounces of wine, per customer, per day.
- Retail sales of ag food products with the winery logo allowed. Merchandise with the winery logo allowed.

Remote Tasting Rooms

- May locate in Commercial (Minor CUP) and Agricultural Zones (CUP).
- May host invitation-only events without a Temporary Use Permit, same sales rules as other tasting rooms.
- On Agricultural parcels: 15% up to 15,000 sq feet, and 50% crop cover.
- On Agricultural parcels: same 2 acre minimum and 25% slope exclusion as wineries.

FOR MORE INFORMATION:



ONLINE:

Our website has the original winery report online at:

<http://planning.lacounty.gov/correspondence>

Listed under "2008 Correspondence" as "08/25/08 - Board Motion Reply: June 10, 2008, Item 8 – Regulations regarding wineries"

The draft ordinance will be available on our website at:

<http://planning.lacounty.gov/ord/draft>

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If you would like to be updated as we progress, please consider joining our contacts list by giving a phone number or email to one of our staff after this meeting.

